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HYDERABAD, MONDAY, SEPTEMBER 18, 2017.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO MANUFACTURING/ INDUSTRIAL USE ZONE FOR MILK PROCESSING UNIT IN NANDIGAMA VILLAGE, KOTHUR MANDAL, MAHABOONNAGAR DISTRICT.

[Memo No.4439/I₁ / 2016-3, Municipal Administration and Urban Development (II), 7th September, 2017.]

The following draft variation to the land use envisaged in the Notified MDP-2031 vide G.O.Ms.No.33, MA & UD, Dt:24-12-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy. Nos.1095(P), 1096(P) of Nandigama Village, Nandigama Mandal (New), Kothur Mandal (Old), Mahabubnagar District (Old), RR District (New) to an extent of Ac. 3.00 Guntas which is presently earmarked for Peri-Urban Use Zone in the Notified MDP - 2031 vide G.O.Ms.No.33, MA & UD, dt:24-12-2013 is now proposed to be designated as Manufacturing use zone **subject to the following conditions:**

- The applicant shall pay Development/Conversion charges to HMDA as per rules in force before issue of final orders.
- The applicant shall pay balance processing fees to HMDA before issue of final orders.

- (c) If the Development charges are not paid within 30 days, the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
- (e) The owners/applicants shall hand over the area affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should not be obtained before approaching the Municipal Authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (k) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (n) The owner / applicant before undertaking development activity in the site under reference shall demolish existing buildings.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (p) The applicant shall comply the conditions mentioned in the G.O.Ms.No.168, MA & UD Dt. 07-04-2012.
- (q) The applicant shall comply the conditions mentioned in Lr.No.DB/HD-II/BI/701, dt: 17-12-2014 issued by the Executive Engineer Irrigation and Lr.No.E1/1429/2010, dt: 04-03-2015.
- (r) The applicant shall pay 33% compounding fee for constructing, Industrial buildings un-authorized without obtaining prior permission from HMDA.
- (s) The applicant shall obtain NOC from the Telangana State Pollution Control Board.

SCHEDULE OF BOUNDARIES

NORTH :	Sy. No. 1099 of Nandigama (V), R.R Dist.
SOUTH :	Sy. No. 1096/P, 1095/P of Nandigama (V), R.R Dist.
EAST :	Sy. No. 1085 of Nandigama (V), R.R Dist.
WEST :	Existing NH 7 proposed 60 mtrs. in the notified MDP-2031.

NAVIN MITTAL,
Secretary to Government.

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